

Part of the weakness of the central business area can be attributed to the fact that there are as many businesses strung out along the highways leading out of Biscoe as there are within the town limits. This type of strip development is not only weakening the central business area but is also contributing greatly to the already intolerable traffic congestion along these main traffic routes. It is also one of the worst offenders in the mixing of land uses which, in the long run, destroys property values and limits development potential.

SERVICES

Along with business uses, services are the land uses that are generally found most frequently in the central business area. Within the corporate limits of Biscoe 3.9 acres of land are devoted to this category. This amounts to 1.2 percent of the developed land in town. Services occupy 12.9 acres in the one mile fringe area; however, the number of establishments is about the same in town as outside. The acreage difference is explained by the fact that services requiring less space tend to locate in the downtown area where land, rent and taxes are higher. Those requiring larger amounts of space generally move to the outskirts where land and overhead is less costly.

As was the case with outlying business development, service establishments are tending to string out along the highways leading out of town, contributing to mixed development and its resulting problems. Careless placing of some of the automotive and repair services next to residential or business areas will tend to downgrade both areas.

When business and service uses in Biscoe are combined and compared with the same combinations in surrounding areas (see Comparison of Land Use Chart on page 23), one can see that only Star has a lower percentage of land devoted to this use. This is another indication that Biscoe's central business area is not drawing its share of trade in the county.